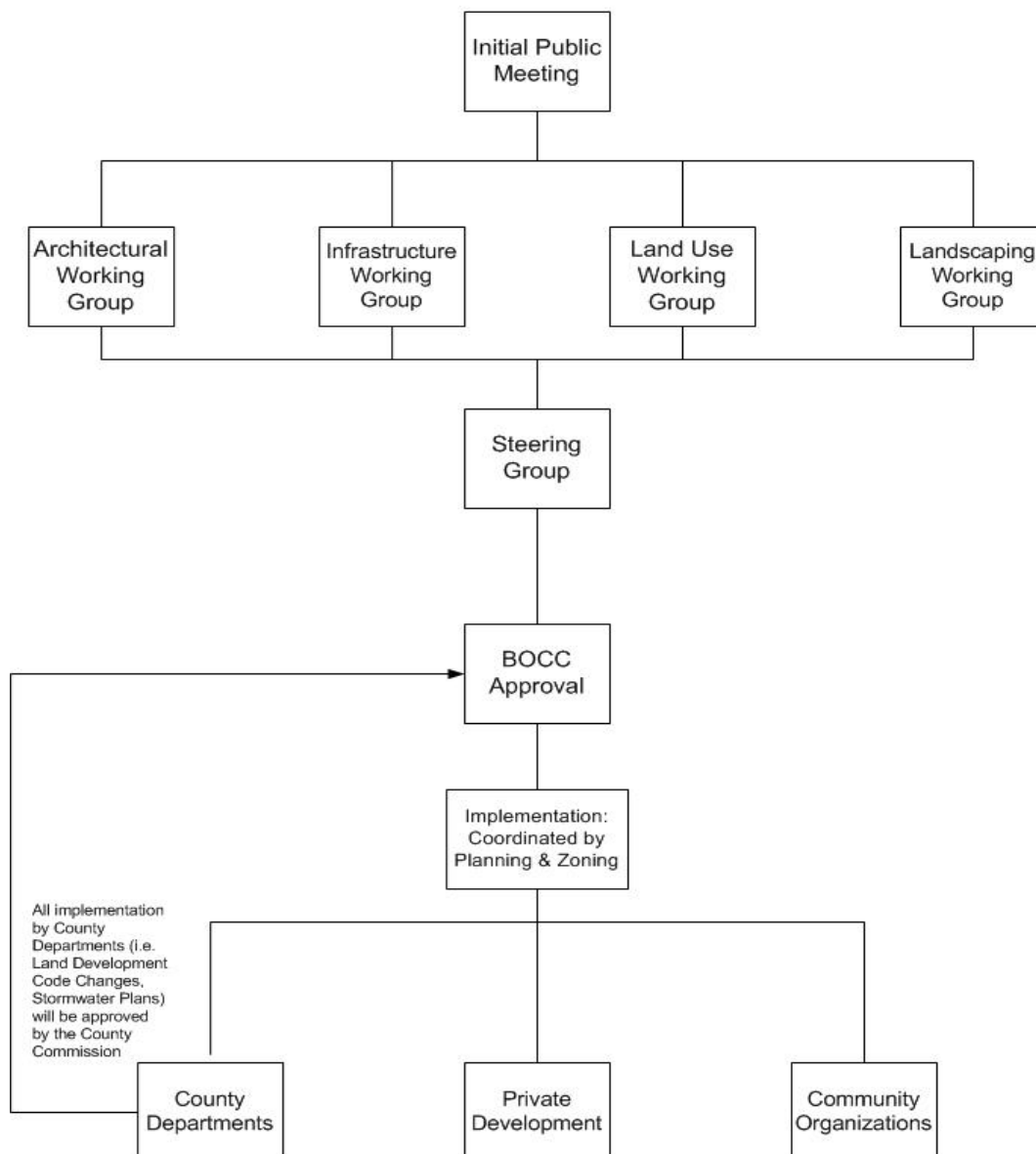


Planning Process

The Navarre Town Center Plan was derived from a citizen-centered and community driven process. This is a plan for the community, by the community. The process of developing and implementing the plan is described in the following paragraphs and a flowchart of the project appears below.

Navarre Town Center Plan Process



The project kickoff was held in March 2004 with a large public workshop at Holley-Navarre Middle School. At this workshop, participants were divided into four small “buzz” groups. The grouping was entirely random, as it was based on the color of the participant’s name tag. These groups were asked to discuss six questions:

- ◆ Where is Navarre?
 - Where does it begin & end?
 - Where are the boundaries?
 - What characteristics make a place a part of Navarre?
- ◆ What is good about this community, what are its strengths?
- ◆ What are the major weaknesses of the Navarre community?
- ◆ What are the major opportunities in Navarre?
- ◆ Are there any major threats to the quality of life in Navarre?
- ◆ How should Navarre look different in the next 20 years, what should stay the same?

Answers and key points were recorded on flip charts and presented to the larger group at the end of the meeting. A matrix of the responses appears in Appendix A.

Also at this meeting, participants were asked to volunteer for one or more working groups. In an effort to encourage as much citizen participation as possible, no individual was appointed to these four working groups.

- Architecture
- Infrastructure
- Land Use
- Landscaping

The working groups were defined in the background and data collection phase of the project. Each group was tasked with addressing specific issues impacting Navarre. At each working group’s first meeting, information from the public workshops was presented. This information was used to develop a work plan for the group and guide the recommendations made.

Each working group selected two captains to represent them on a Steering Group. The purpose of the Steering Group was to:



- Reconcile any conflicting recommendations from the working groups
- Determine if district boundaries should be contracted or expanded based on the group recommendations
- Consider timelines for improvements and note any conflicts
- Consider funding mechanisms and make some recommendations on funding alternatives

The representatives on the Steering group are listed in the Introduction section of the document. Only seven members are listed; one captain from the Infrastructure Group failed to attend any of the Steering Group meetings.

Following the Steering Group meetings, recommendations were solidified and presented at a second large public workshop on September 13, 2004. The Plan was scheduled to be considered by the Santa Rosa County Board of Commissioners on September 22, 2004, but that meeting was cancelled due to Hurricane Ivan. Please see the final section of this document for more information on how Ivan impacted this plan.

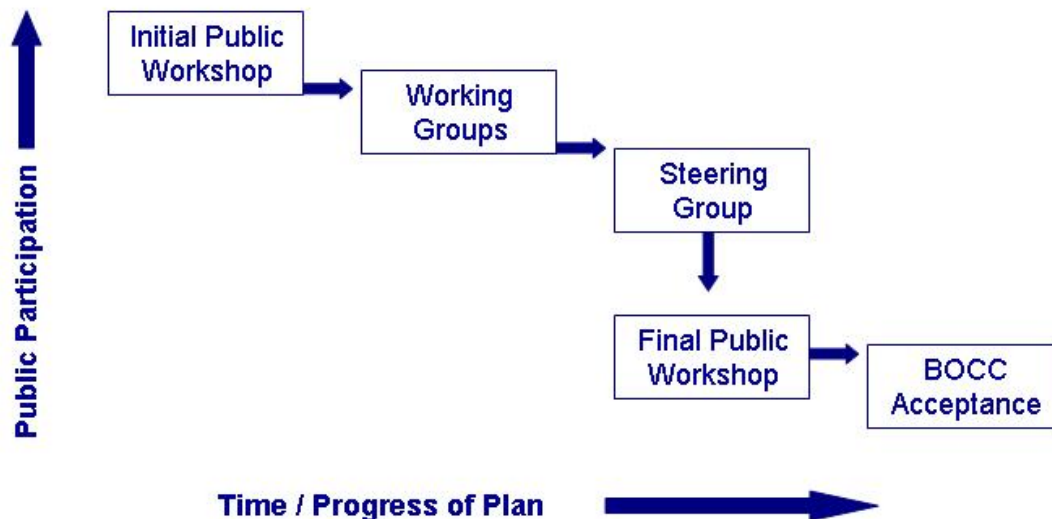
The Board of County Commissioners is scheduled to consider this plan on October 28, 2004 at their regular meeting.

After adoption of the plan, the implementation phase will begin. This phase is described in more detail in a later section.

Public Involvement

The Navarre Town Center Plan did not have a public involvement component; the Plan itself was directed and developed by the public. The process described in the prior section illustrated this. Working groups were open to all who wished to participate; no one was appointed to these groups. Everyone who chose to attend the meetings was given equal opportunity to participate. Although attending and participating in meetings was the most effective way to be involved in the process, citizens were provided with several other methods of keeping informed and providing input.

The formality of the public involvement did change over the course of the process. Early in the plan, public involvement was very informal. An easy exchange among all present was encouraged in the initial public workshop and in the working group meetings. As the project progressed, input from the public was more formalized and comments were received at specific points in the meeting. For example, at the Steering Group meetings, the public was invited to attend and make comments, but the bulk of the discussion occurred among the Steering Group members, their advisors and staff. A graph illustrating the evolution of public involvement in the process appears below.



Public input at the final public workshop was very formal. Speakers submitted request forms and forms for written comment were provided. Displays were set up describing the plan recommendations and participants were encouraged to view the displays and make written comments prior to the presentation and official public comment period. A log of speakers and the topic they addressed is included in the Appendix B. A log of written comments is also included.

Each working group meeting was advertised and publicized using different mediums. The Navarre Press, the local weekly paper, ran a weekly advertisement describing which working group was scheduled to meet. Advertisements were run in the Navarre Press for both public workshops and the Board of County Commissioners October 28, 2004 meeting for two weeks prior to those meetings. Press releases were sent to both the Pensacola News Journal and the Northwest Florida Daily News (based in Okaloosa County) for each meeting. The Pensacola News Journal regularly ran notice of the working group meetings in the Neighbors section of the daily paper.

The press was an extremely vital part of this project. A reporter from the Navarre Press was present at almost every working group meeting. The weekly consistently ran articles and editorials regarding the project.

All meetings were also advertised on the Santa Rosa County official website. The County created a page dedicated to the Navarre Town Center Plan. All meeting dates, agendas and meeting summaries were posted on the website, which was updated at least weekly.

Planning staff also took advantage of communicating with working group participants and steering group members through email. Meeting reminders, and often agendas, were sent to email distribution lists for each of the different groups. In addition, periodic updates were also sent to a broader informational email distribution list with over 125 contacts to keep those not able to participate in the groups abreast of what was happening.

The Navarre Town Center Website (http://www.co.santa-rosa.fl.us/santa_rosa/zoning/ntcp.html) played a greater role in public involvement and information dissemination than simply serving to advertise meetings. The website was a hub of information and will continue to be updated throughout implementation. In addition to agendas and meeting summaries, presentations from all the working group meetings were posted on the website. As maps were developed, they were posted as Adobe Acrobat files on the site. Toward the end of the process, as recommendations were developed, the website was updated weekly with additions and changes to the recommendations. The updates emailed to the distribution list were posted for viewing by those who had not yet requested they be added to the list.

The website was used not only for information dissemination, but also to collect public comment and field questions. A dedicated email link on the website directed questions and comments to appropriate Planning & Zoning staff. The website also listed traditional contact information for the convenience of users.



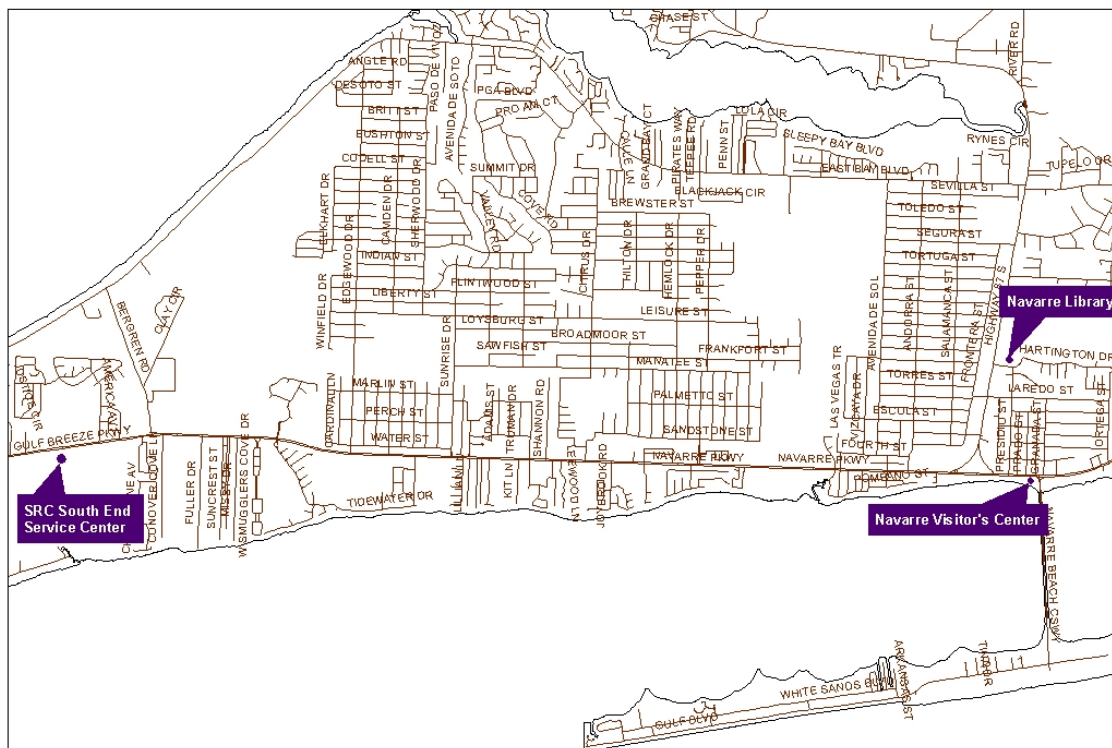
Finally, as the process drew towards a completion before the public workshop, staff created informational kiosks, brochures and mail-in comment forms for placement in strategic locations in the Navarre area. The kiosks displayed maps and key recommendations of the plan. The brochures provided at the kiosks included background information as well as maps and recommendations. Mail-in comment forms, which could be tri-folded and mailed to the Planning and Zoning Office were also available at the kiosk locations. Those locations were:

- Navarre Library on James Harvell Road
- Navarre Visitor's Center and Chamber of Commerce on US98 near the Navarre Beach Bridge
- South End Service Center on US98 near the Gulf Breeze Zoo

All the chosen locations were publicly accessible during normal business hours. The locations are also frequented by the public, so that those who had not participated or heard much about the plan might see the display and become more educated. The displays were also located geographically to be convenient for those most directly impacted by the plan. The kiosk locations are shown on a map below.



Navarre Town Center Plan Information Kiosk Locations



Overall, there were over 800 volunteer hours recorded during this project. More than 100 people participated in the working groups. From April to August, 21 working group meetings were held. The Steering Group met 6 times from July to September. Over 100 people attended the initial public workshop and almost 90 attended the final public meeting, even though the community was on alert due to Hurricane Ivan. More than 150 brochures were distributed in September and October, prior to BOCC consideration.

The level of public involvement and public participation in this plan is unprecedented in Santa Rosa County. Such a high level of public involvement is uncommon in the majority of planning efforts all over the State and nation. The open nature of the meetings, the variety of sources of information and the participation of the local media empowered the Navarre community. This empowerment will be the force that drives the Plan through implementation.

Navarre Area Districts

At the initial public meeting, a number of ideas and suggestions for Navarre were made. But the one clear element of the community's vision for Navarre was the desire for a Town Center. A definable district that is walkable, where the community can gather and where important civic structures are located. This is a reflection of the community's desire for a strong identity, a true sense of place.

In many ways, the creation of distinct districts in Navarre is the central recommendation of the plan. At the first Land Use working group meeting, participants identified possible locations for the Town Center. The Architecture group then defined what the district would look like, what its character would be. The Infrastructure group ensured that the district could function properly by determining what improvements needed to be made to water, sewer, stormwater and roadways in the district. The Landscaping group ensured the natural components of the district complemented the architecture and created a place that would draw in people.

The boundaries of the districts, and for the Navarre Area itself, were derived from the responses at the initial public workshop. There were differing opinions on the boundaries of Navarre. Since a special plan for Navarre Beach already exists, the consensus was that the Navarre community's southern boundary was Santa Rosa Sound. Most people agreed that the northern boundary of Navarre was the East Bay River and East Bay. North of that water body is the community of Holley. East and west boundaries differed significantly. However, almost everyone considered the intersection of SR87 and US98 and the immediate vicinity to be the heart of Navarre. The east and west boundaries of the whole Navarre Area were determined to be Lighthouse Point on the east and the Okaloosa County line on the west.

The Land Use group considered several different locations for the Town Center District. The group finally recommended a section of the original Navarre plat for the district. Generally, this area is east of SR87, west of Granada, south of Laredo and north of US98. It includes a modified grid street system and has been zoned commercial since zoning was instituted in the south end of the County in the mid-1980s. In the Navarre History section of this document, the significance of this section of Navarre is explained. The roads in this section have wide rights-of-way, making it more simple to install wide sidewalks and large areas for landscaping. Sidewalk seating will be possible for cafés. According to oral history, this area was originally envisioned as the Town Center for Navarre.

The vision for the Town Center District is that it be walkable, have a sense of vitality, be a community focal point, include traditional, enduring architecture and draw in residents and tourists alike. One of the most important facets of the Town Center District is that it be pedestrian friendly. The comparison below shows how different elements play a role in a pedestrian oriented district versus a driver oriented district.

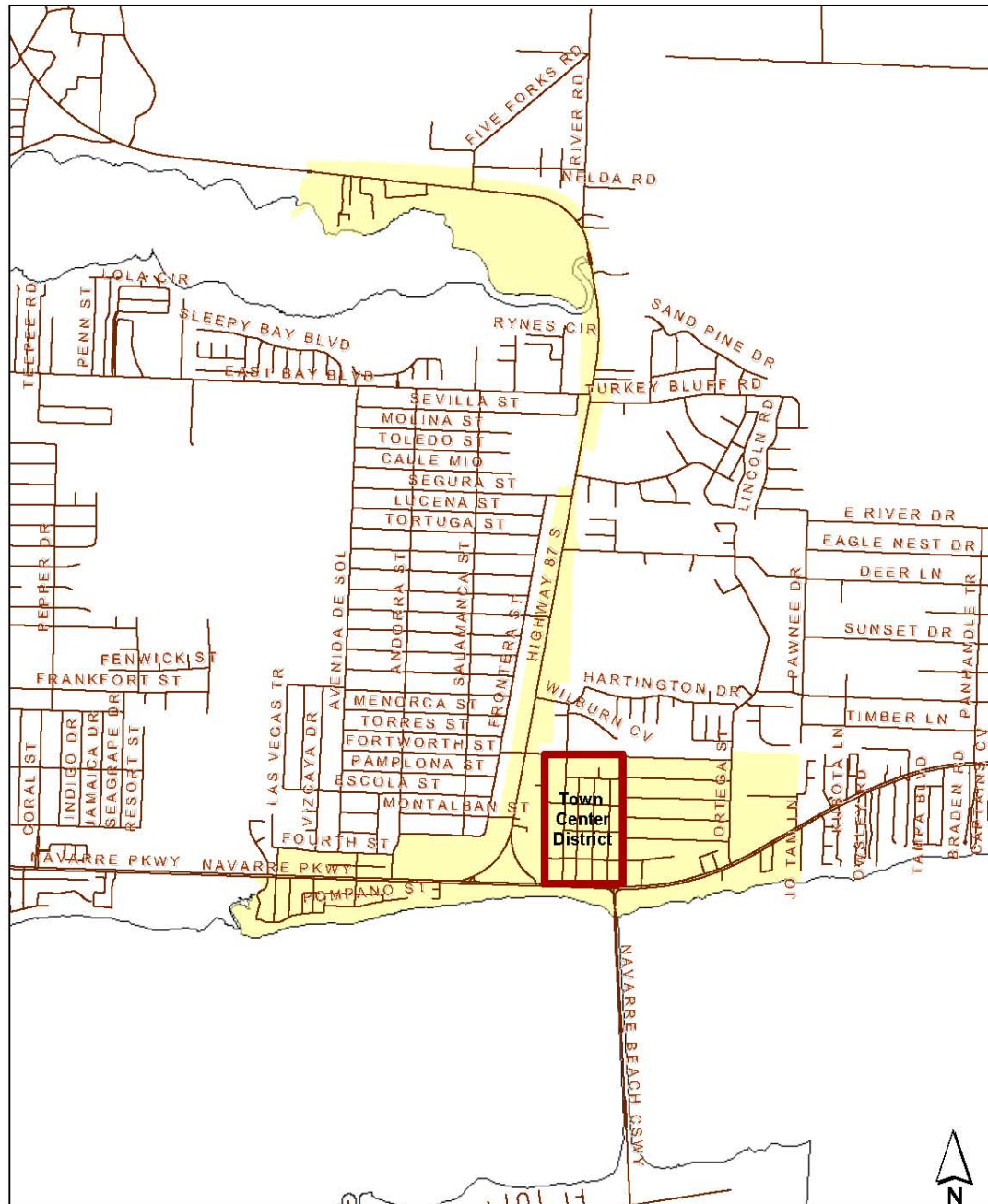
Comparison of Design Focus Pedestrian vs. Driver

Pedestrian Design Focus Streetscape Create feel of an “outdoor room” Pedestrian-Level Lighting Street Furniture Sidewalk Width Paving Variations Crosswalks Street Level Activity Ground-floor retail Building Lined Streets Minimal Curb Cuts	Driver Design Focus Road Design Wide lane widths Large radii on driveways and intersection Streetscape Unobstructed views Lighting Bright, high mast lighting
Traffic Characteristics Moderate Traffic Volume Reduced Speed Pedestrian Crosswalk Timing On-Street Parking	Traffic Characteristics High Traffic Volumes Arterial Speeds (> 45mph) Short Timing Wide Right-of Way

In addition to the special Town Center District, the Land Use and Architecture groups agreed it was important to define a second district in the heart of the area considered Navarre. That district, termed the Heart of Navarre, follows the basic outline of an area identified during the Plan's inception. The proposed recommendations regulating land uses and aesthetics in these districts are covered in the recommendation section of this document.

A map of these two districts, the Town Center District and the Heart of Navarre District, appears on the following page.

District Map (HoN & TC)



Legend

- Streets
- Town Center District
- Heart of Navarre District

0 2,150 4,300 8,600 Feet